008.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,012,600 / 1,012,600
					USE VALUE:	1,012,600 / 1,012,600
					ASSESSED:	1,012,600 / 1,012,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE DONALD F /LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	15 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEE DONALD F/BARBARA A -
Owner 2:	-
Street 1:	15 MARION RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,821 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Asbestos Exterior and 3246 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4821.000	560,900		451,700	1,012,600
Total Card	0.111	560,900		451,700	1,012,600
Total Parcel	0.111	560,900		451,700	1,012,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.00 | /Parcel: 312.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 008.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	561,500	0	4,821.	451,700	1,013,200	1,013,200	Year End Roll	12/18/2019
2019	104	FV	413,700	0	4,821.	479,900	893,600	893,600	Year End Roll	1/3/2019
2018	104	FV	413,700	0	4,821.	350,100	763,800	763,800	Year End Roll	12/20/2017
2017	104	FV	364,400	0	4,821.	304,900	669,300	669,300	Year End Roll	1/3/2017
2016	104	FV	364,400	0	4,821.	259,700	624,100	624,100	Year End	1/4/2016
2015	104	FV	324,200	0	4,821.	254,100	578,300	578,300	Year End Roll	12/11/2014
2014	104	FV	324,200	0	4,821.	208,900	533,100	533,100	Year End Roll	12/16/2013
2013	104	FV	337,500	0	4,821.	198,700	536,200	536,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 749

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE DONALD F/BA	66291-156		10/28/2015	Convenience	1	No	No		
LEE PHYLLIS W	50160-276		9/28/2007	Family	1	No	No		Barbara A Lee dod 7/1/2015
LEE PHYLLIS	28741-465		6/23/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	873	Wood Dec	14,800	C				
8/2/2010	929	Redo Kit	14,000					& BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
3/29/2011	Info Fm Prmt	BR	B Rossignol
1/26/2009	Meas/Inspect	294	PATRIOT
9/23/1999	Meas/Inspect	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4821		Sq. Ft.	Site		0	80.	1.17	1									451,705						451,700	

Total AC/HA: 0.11067 | Total SF/SM: 4821 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,705 | Spl Credit | Total: 451,700

USER ACCT

6969

GIS Ref

GIS Ref

Insp Date

10/06/17

!749!

PRINT

Date	Time
12/10/20	16:28:32

LAST REV

Date	Time
12/01/20	12:39:48

jorourke

USER DEFINED

Prior Id # 1:	6969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97352487
Const Adj.:	0.94275701
Adj $ / SQ:	156.026
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689119
Depreciation:	128176
Depreciated Total:	560943

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

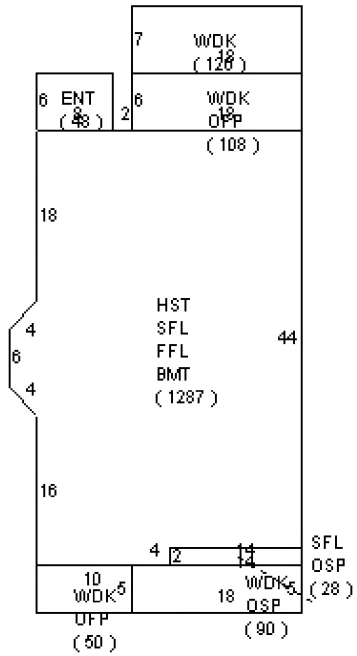
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	7	3	2
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.03
Special Features:	0	Val/Su Net:	107.23
Final Total:	560900	Val/Su SzAd	172.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,315	156.030	205,174
BMT	Basement	1,287	46.810	60,241
FFL	First Floor	1,287	156.030	200,805
HST	Half Story	644	156.030	100,402
WDK	Deck	374	8.180	3,058
OFP	Open Porch	158	25.400	4,013
OSP	Screen Porch	118	31.610	3,730
ENT	ENTRY	48	24.890	1,195
	Net Sketched Area:	5,231	Total:	578,618
Size Ad	3245.5	Gross Are	5874	FinArea 3246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	